

MONTANA

Department of Commerce

HOUSING DIVISION – HOME PROGRAM

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TO: Persons Interested in the HOME Program

FROM: Ethan Stapp, Program Manager
HOME Investment Partnerships Program



DATE: May 9, 2006

SUBJECT: FFY 2006 HOME Funded Projects and Announcement of Second Application Round

The application deadline for FFY 2006 funds from the HOME Investment Partnerships Program (HOME) was March 3, 2006. Five applicants competed for \$1,987,454 in HOME Project funds. The Montana Department of Commerce has tentatively awarded \$1,503,537 in funding to these five projects. Below is a summary of the projects.

The HOME Program did not receive a sufficient number of applications for CHDO-eligible activities, therefore HOME will hold a second application round for the remaining \$483,917 in 2006 CHDO Set-Aside. The application deadline for the second round of funding is **August 1, 2006**. Only CHDO-eligible activities are eligible. Applications will also be accepted for projects within the entitlement cities of Great Falls, Billings, and Missoula. Applications must follow the 2006 HOME Application Guidelines, available on our website at housing.mt.gov.

<u>Applicant</u>	<u>HOME Award</u>	<u>Project Budget</u>
Meagher County	\$500,000	\$1,325,150

Meagher County is sponsoring a grant application on behalf of the Meagher County Senior Center for Phase 1 of Castle Mountain Apartments in White Sulphur Springs. Phase 1 consists of 10 accessible apartment units to serve low income seniors. The facility will have a total of 20 accessible senior units once the second and final phase of the project is completed (18 units will serve persons with 31-50% of the area median income and two units will serve persons with 61-80% of the area median income). Castle Mountain Apartments is structured to provide an independent living arrangement for seniors not requiring assistance with daily living.

Missoula County	\$215,205	\$909,980
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Missoula County is submitting an application on behalf of District XI Human Resource Council (HRC) for a lease-purchase program that will target five low-income (61-80% of the area median income) American Indian families living in the greater Missoula area. HOME funds would be used to purchase five homes at varied locations in Missoula County, but outside Missoula's city limits. HRC will enter into a lease-purchase agreement with each family, and during the 3-year (max) lease period, HRC will provide homebuyer and credit counseling to assist each family in purchasing the home. The project is intended as a pilot, designed to establish an expandable

model lease/purchase approach to homebuyer assistance which could be replicated in other areas of the state.

<u>Applicant</u>	<u>HOME Award</u>	<u>Project Budget</u>
Mineral County	\$250,910	\$953,642

Mineral County is sponsoring a grant application on behalf of District XI Human Resource Council (HRC) to assist in financing a manufactured home cooperative for six low-income families in St. Regis. The program will target three families with 51-60% of the area median income and three with 61-80% of the area median income. The project will involve the development of six manufactured home sites, including carports and storage shed, to be owned by a nonprofit cooperative organization. The nonprofit would provide the home sites to the six families through a long-term affordable rate ground lease. Participants must be first-time home buyers, and all manufactured homes must be on permanent foundations and meet current FHA building standards for newer manufactured housing. Participants also will be eligible for homebuyer assistance loans through HRC.

Northwest MT Human Resources	\$320,126	\$3,712,402
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NMHR proposes a Mutual Self-Help program in Flathead County. The 24 Mutual Self-Help families will provide a minimum of 1,200 hours of labor under qualified supervision during the construction phase, accounting for approximately 65% of labor needed for construction. The program will target ten families with 31-50% of the area median income, seven families with 51-60% of the area median income, and seven families with 60-80% of area median income. Their "sweat equity" generates their down payment, and no family moves in until all homes are completed. HOME funds will provide gap financing to these low and very-low income families who require additional assistance to afford a home in this high-cost housing area.

City of Helena	\$217,296	\$5,521,500
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The City of Helena is submitting an application on behalf of Rocky Mountain Development Council for Eagles Manor III Residences. The new three-story facility, to be built adjacent to the recently renovated PenKay Eagles Manor in Helena, will provide 30 1-bedroom apartments for low-income seniors 62 years of age and older. All residents will have income at or below 50% of the area median income. All the units will be handicap adaptable and 15 units will be fully handicap accessible. Each unit will have washer/dryer hook-ups and full kitchen facilities, but congregate meal services will be available through the kitchen operations located in PenKay. Transportation services and a nursing station will be available onsite.